



Phoenix ARC Private Limited
 Regd. Office: 3rd Floor, Wallace Tower 139-140/81, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 8649 2450 Fax: 022- 6741 2313
 CIN: U61901MH2007PT166303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

**PUBLIC NOTICE
FOR E-AUCTION
CUM SALE**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website : www.phoenixarc.co.in/ as per the details given below.

Date and time of E-Auction - 29-09-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)

Borrower(s) /Co-Borrower (s) /Guarantor(s) /Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXCHA00116-170030023 Branch: Chakan Borrower: Sarang Dilip Pote Co-Borrower: Sunanda Sarang Pote	27-04-2019 For Rs: 1779787/- (Rupees Seventeen Lakh Seventy Nine Thousand Seven Hundred & Eighty Seven Only)	Flat No 12 3Rd Floor Alankar Building, Sr No 152 Rajgurunagar,Water Tank Happy House, Pune-410505 Maharashtra	Reserve Price: Rs.750000/- (Seven Lakh Fifty Thousand Only) EMD: Rs. 75000/- (Seventy Five Thousand Only) Last date of EMD Deposit: 28-09-2025
LAN: LKXAT00417-180055841 Branch: Katraj Borrower: Sunil Vinayak Chavan Co-Borrower: Priti Sunil Chavan	14-08-2018 For Rs: 1060417/- (Rupees Ten Lakh Sixty Thousand Four Hundred & Seventeen Only)	Flat No 104 1st Floor, S.No. 16/61/1/3, 'D'amin Heights', K o n d h a v e D h a w d e, Pune. 411046 Maharashtra	Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit: 28-09-2025
LAN: LXPU00115-160020668 Branch: Pune2 Borrower: Niranjan Dnyanoba Mane Co-Borrower: Sapna Neeranjana Mane	31-07-2017 For Rs: 64855/- (Rupees Six Lakh Sixty Thousand Eight Hundred & Fifty Eight Only)	Flat No.401, 4 Th Floor Damini Heights , S No.16, No.61/1/5, Kondhawe Dhadive Dhadive Pune Pune Maharashtra 411023	Reserve Price: Rs.850000/- (Eight Lakh Fifty Thousand Only) EMD: Rs. 85000/- (Eighty Five Thousand Only) Last date of EMD Deposit: 28-09-2025
LAN: LXPU000316-170025581 Branch: Pune2 Borrower: Vinita Yuvraj Darade Co-Borrower: Yuvraj Kunkul Darade	24-03-2018 For Rs: 2183327/- (Rupees Twenty One Lakh Eighty Three Thousand Three Hundred & Twenty Seven Only)	Flat No-07,3Rd Floor, Success Plaza,Sr.No-38/2/14 Near Pari Company, Opp Venkatesh Sarvaji Project, Narhe, Pune Near Pari Company 411041 Pune Maharashtra India	Reserve Price: Rs.1230000/- (Twelve Lakh Thirty Thousand Only) EMD: Rs. 123000/- (One Lakh Twenty Three Thousand Only) Last date of EMD Deposit: 28-09-2025
LAN: LXPU000115-160014781 Branch: Pune Borrower: Ravindra Balasaheb Patil Co-Borrower: Deepali Ravindra Patil	09-06-2018 For Rs: 862470/- (Rupees Eight Lakh Sixty Two Thousand Four Hundred & Seventy Only)	Flat No 18,4 Th Floor Puvrva Heritage Tal. Haveli Sr No 50, Hissa No 15/1, Village Kanhe Nr Kanhavi Company,Dhayari 411041 Pune Maharashtra India	Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) Last date of EMD Deposit: 28-09-2025

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Ashish Dhapte 9976791951 & Ajit Dattatraya Gaikwad 9521972466, Sailesh Nyengar 9833801159**, details available in the above mentioned Web Portal and may contact their authorised help Desk: + 91 63709 69696, E-mail ID: contact@auctionbazaar.com. 2.All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3.For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4.At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pones the auction without assigning any reason therefor and without any prior notice. 5.The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6.The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/ dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.7.The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

**Place : MAHARASHTRA
Date : 05.09.2025**

**Sd/- Authorized Officer,
Phoenix ARC Private Limited**



**HOUSING
FINANCE**

ITI HOUSING FINANCE LIMITED
 (Formerly known as Fasttrack Housing Finance Limited) CIN No. : U65993MH2005PLC158168
 Registered Office: ITI House, 36 Dr. R. K. Shirodkar Marg, Parel, Mumbai- 400 012
 E-mail id: compliance@fasttrackhfc.com Website : www.itihousing.com

DEMAND NOTICE

Under Section 13 (2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002

Whereas the undersigned is the Authorised officer of **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s), Co-Borrower(s), Guarantor(s) to discharge in full their liability to the Company by making payment of entire outstanding including up to date interest, cost and charges within 60 days from the date of respective Notices issued and the publication of the Notice as given below and as way of alternate service upon you. As security for due repayment of the loan, the following Secured Asset (s) have been mortgaged to **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** by the said Borrower(s), Co-Borrower(s), Guarantor(s) respectively.

S. No.	Loan A/c No./Name of Borrower / Co-Borrower/ Guarantor & Address	Date of Demand notice Date of NPA	Total Outstanding Amount	Description of Secured Asset(s) Immovable Property (ies)
1.	1. Mahibhoob Asgar Hupale (Borrower) At: Plot No-79 Gat No-511/B, valsang, Solapur, Maharashtra-413228 2. Bashira Mahibub Hupale (Co-Borrower) 3. Yasin Asgar Hupale (Co-Borrower), All At: Gat No-511/B P.L. No-79 Valsang, Solapur, Maharashtra-413228 Loan A/c No. LXSLD01816-170000140	28-08-2025 13-02-2019	Rs. 21,13,130/- as on 26/08/2025	Gat No. 511/B Out of Which Plot No. 79 Adm. 77.70.50 Sq. Mtrs. Situated At Valsang Tal. South Solapur, Dist Solapur, All The Piece And Parcel Of Land Is Bounded As Follows: On Or Towards The East- Plot No. 87, On Or Towards The West- Plot No. 58, On Or Towards The South - Road, On Or Towards The North - Gat No. 512.
2.	1. Ajay Ratan Gavali, (Borrower) At: Sr.No.76/87, Mauli Residency New Ahiregaon 2nd Floor, Flat No. 201, Near Vitthal Mandir, Pune, MH-411023. 2. Varsha Ajay Gavali (Co-Borrower) Both At : 0 Sahayog Nagar, Pune, Maharashtra-411058 Loan A/c No. LXPU003417-180000343	28-08-2025 13-02-2020	Rs. 22,83,760/- as on 26/08/2025	All that piece and parcel of the flat bearing No. 201, On The Second Floor, Area Admeasuring About 320 Square Feet i.e. 29.73 Square Meters (built-up), In The Project Called As "Mauli Residency", At The Land Bearing Survey No. 76 & 87, Plot No. 162, Area Admeasuring About 200 Square Meters Situated At Village: Shivane, Taluka: Haveli, District: Pune, Within The Local Limits Of Shivane Grampanchayat, Taluka Panchayat Samiti Haveli, Pun Zilha Parishad And Within The Local Limits of Jurisdiction of Haveli And Bounded As Under: All the piece and parcel of Land Is Bounded As Follows: On Or Towards The East- By Property of Mr. Pandarinarth Wanjale, on or Towards The West- By Road And Vitthal Temple on or Towards The South: By Road & Property of Mr. Sunil Wanjale, on or Towards The North - By Property of Mr. Ramesh Wanjale
3.	1. Mohammadamin Shafi Shaikh (Borrower) At: SR.No. 98/1/4, A Wing, Village Residency 3, 4th Floor, Flat No. 403, Nr. Ambekar Chowk, Pune, MH-411057. 2. Nazeem Amin Shaikh (Co-Borrower) Both At: Flat No.4 A Asha Apartments Munjabavasti, Dhanori, Pune, Maharashtra-411015. 3. Deepak Raghunath Khurde (Guarantor) At: Tukadardhan Chowrang Teeracehissa No. 1/2A, Pune, Maharashtra-411028 Loan A/c No. LHPUN03418-190000908.	28-08-2025 09-12-2019	Rs. 51,30,346/- as on 26/08/2025	All that piece and parcel of the flat bearing no. 403, on the fourth floor, Area Admeasuring About 455.67 Sq. Feet i.e. 44.84 Sq. Meters Carpet Area, Inclusive Of Balcony And Terrace, In- A Wing, In The Project Called As Village Residency 3, At The Land Bearing Survey No. 98, Hissa No.1/4, Area Admeasuring About 04 Hectares 02.3 Acres Out of Which An Area Admeasuring Around About 133.33 Square Meters, Situated At Village: Kasarsai, Taluka: Mulshi, District: Pune, Within The Local Limits of Grampanchayat, Taluka Panchayat Samiti Mulshi, Pune Zilha Parishad & Within The Jurisdiction of Haveli And Bounded As Under: All the piece and parcel of land is Bounded As Follows: on or Towards The East- By Passage & Duct, on or Towards The West- By Open Space, on or Towards The South - By Lift, Duct & Flat No. 402, on or Towards The North - By Flat No. 404.
4.	1. Pravin Santosh Patole, (Borrower) At: Mohammadwadi Road, Sr.No.87/26 Galli No. 09 Sasane Wasti, Pune, Maharashtra- 411028, Also At: Sasane Wasti, Mohammadwadi Road Hadapsar, Sr. no. 87/26 Galli No.09, Nr. Hiharshwar Mandir, Pune, MH-411028. 2. Santosh Izak Patole (Co-Borrower) Andheri East Road Sai Prasad Apartment 2nd Floor, Mumbai, Maharashtra- 400069 3. Geerish Santosh Patole (Co-Borrower) Mohammadwadi Road Sr.no.87/26 Galli No. 09 Hadapsar, Pune, MH-411028 Loan A/c No. LXPU001616-170000054	28-08-2025 16-05-2019	Rs. 82,17,164/- as on 28/08/2025	All That Piece And Parcel Of The Property Bearing Survey No. 87 Hissa No. 26 Total Admeasuring Around About 00 H. 02 R Along With Standing Structure Theron Admeasuring Around About 26.16 Sq.mtrs.situated At Village Mohammadwadi Taluka: Haveli Dist- Pune. All the piece and parcel of land is Bounded As Follows: On Or Towards The East- Open Plot, On Or Towards The West- House, On Or Towards The South- House, On Or Towards The North - Road

If the said Borrower, Co-Borrower(s) & Guarantor(s) fails to make payment to **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** as aforesaid, **ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited)** shall be entitled to take possession of the secured asset mentioned above and shall take such other actions as is available to the Company in law, entirely at the risks, cost and consequences of the borrowers. The said Borrower(s), Co-Borrower(s) & Guarantor(s) are prohibited under the provision of sub section (13) of section 13 of the SARFAESI Act to transfer the aforesaid Secured Asset(s), whether by way of sale, lease or otherwise referred to in the notice without prior consent of **ITI HOUSING FINANCE LIMITED.**

**Sd/- Authorised Officer,
For ITI HOUSING FINANCE LIMITED**

Place : Maharashtra, Date : 05.09.2025



PREMIER LTD.
PREMIER LIMITED (IN CIRP)
 CIN: L34103PN1944PLC020842
 Regd. Office: 169 Gat Village Sawardar Taluka Khed (Chakan Industrial Area) Pune – 410501.
 Corporate Office: 58, Nariman Bhavan, Nariman Point, Mumbai- 400021, India.
 Contact No. : +91 98198 75760
 Email: investors@premier.co.in Website: www.premier.co.in

NOTICE OF 79th ANNUAL GENERAL MEETING ("AGM") OF THE COMPANY TO BE HELD THROUGH VC/ OAVM, BOOK CLOSURE AND REMOTE E-VOTING INFORMATION

NOTICE is hereby given that the Seventy Ninth ("79th") Annual General Meeting ("AGM") of the Members of Premier Limited ("the Company") will be held on **Tuesday, 30th September, 2025 at 12:30 P.M. (IST)** through Video Conferencing ("VC") facility/other audio-visual means ("OAVM") ONLY, to transact the business as set out in the Notice of the AGM. In accordance with the General Circulars by Ministry of Corporate Affairs & Securities and Exchange Board of India ("SEBI"), the Notice of the 79th AGM along with the Annual Report for the FY 2024-25 will be sent through electronic mode only to those Members whose e-mail addresses are registered with the Company or Registrar & Transfer Agent and Depositories. The requirement of sending physical copies of the Notice of the AGM has been dispensed with vide MCA Circulars and the SEBI Circular.

The Annual Report for the FY 2024-25 of the Company, inter alia, containing the Notice of the 79th AGM is available on the website of the Resolution Professional ("RP") i.e. <https://usmresolution.in> and on the websites of the Stock Exchange viz. www.bseindia.com and www.nseindia.com. A copy of the Notice is also available on the website of RTA i.e. MUGF Intime India Private Limited ("MIPL") (Formerly Known as Link Intime India Private Limited) at <https://instavote.linkintime.co.in>. M/s. Anisha Jhunjhunwala & Associates, Practicing Company Secretary (COP No. 20967) has been appointed as Scrutinizer for the e-voting process and remote e-Voting.

In compliance with Section 108 of the Companies Act, 2013 ("the Act") read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Secretarial Standard on General Meetings ("SS-2") issued by the ICSI and Regulation 44 of the SEBI (LODR), 2015, the Company is providing to its Members the facility of remote e-Voting before as well as during the AGM in respect of the business to be transacted at the AGM and for this purpose, the Company has appointed MUGF Intime India Private Limited (Formerly Known as Link Intime India Private Limited) for facilitating voting through electronic means.

The detailed instructions for remote e-Voting are given in the Notice of the AGM. Members are requested to note the following:

- The remote e-Voting facility would be available during the following period

Commencement of remote e-Voting	27-09-2025, Saturday 09:00 A.M.
End of remote e-Voting	29-09-2025, Monday 05:00 P.M.

The remote e-Voting module shall be disabled by MUGF Intime India Private Limited (Formerly Known as Link Intime India Private Limited) for voting thereafter and Members will not be allowed to vote electronically beyond the said date and time;

- The voting rights of the Members shall be in proportion to their share of the paid-up equity share capital of the Company as on **Tuesday, 23rd September 2025 ("Cut-Off Date")**. The facility of remote e-Voting system shall also be made available during the Meeting and the Members attending the Meeting, who have not already cast their vote by remote e-Voting shall be able to exercise their right during the Meeting. A person whose name is recorded in the Register of Members/ Register of Beneficial Owners as on the Cut-Off Date only shall be entitled to avail the facility of remote e-Voting before/ during the AGM;
- Any person who acquires shares of the Company and becomes a Member of the Company after the dispatch of the Notice and holds shares as on the Cut-Off Date, may obtain the login-id and password for remote e-Voting by sending a request at instameet@in.mpgs.mugf.co.in or may contact on telephone No. 022-49186175, as provided by MUGF Intime India Private Limited (Formerly Known as Link Intime India Private Limited). A person who is not a member as on the Cut-Off Date should treat the Notice of the AGM for information purposes only;
- Members who have cast their vote by remote e-Voting prior to the Meeting may also attend the Meeting electronically but shall not be entitled to vote again.

For permanent registration of their email address, Members holding shares in demat form are requested to update the same with their Depository Participant and members holding shares in physical form are requested to update their email address with MUGF Intime India Private Limited (Formerly Known as Link Intime India Private Limited) (Registrar and Share Transfer Agent).

In case of any queries/grievances connected with remote e-Voting, please refer the Frequently Asked Questions ("FAQs") and Instavote e-Voting manual available at <https://instavote.linkintime.co.in>, under Help section or write an e-mail to instameet@in.mpgs.mugf.co.in or call on 022 – 4918 6000. The Members who require technical assistance before/during the Meeting to access and participate in the AGM may contact to (email) instameet@in.mpgs.mugf.co.in or call on 022-49186175.

Book Closure:

Notice is further given that pursuant to Section 91 of the Act and the Rules framed thereunder, the Register of Members and the Share Transfer Books of the Company will remain closed from 24th September 2025 to 30th September 2025 (both days inclusive) for the purpose of 79th AGM.

**Place: Mumbai
Date: 05-09-2025**

**For Premier Limited
Sd/-
Kanak Jani
Resolution Professional**

NIDO HOME FINANCE LIMITED
 (formerly known as Edelweiss Housing Finance Limited) (Nido),
 Registered Office Situated At Tower 3, 5th Floor, Wing B, Kohinor City Mall, Kohinor City, Kirol Road, Kurla (W), Mumbai – 400070. Regional office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016.



DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

Notice is hereby given that the following borrowers have defaulted in the repayment of principal & interest of the loan facilities obtained by them from the Nido and the said loan accounts have been classified as Non Performing Assets (NPA). The Demand notice was issued to them under Section 13(2) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, (SARFAESI Act) on their last known address. In addition to said demand notice, they have been informed by way of this public notice.

Details of the Borrowers, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:

- 1. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-**
AJIT CHANDRAKANT SASANE (BORROWER), CHANDRAKANT SHANKAR SASANE (CO-BORROWER) & GANGOTRI CHANDRAKANT SASANE (CO-BORROWER) & NANDA CHANDRAKANT SASANE (CO-BORROWER)
Res Address: Flat No. B5, 1st Floor, B Wing, Torna Kamdhenu Estates Co. Op. Housing Society, S. No. 229, Pune Solapur Road, Hadapsar 411028 And Flat No. C-1, 1st Floor, Building 4c, Torna Kamdhenu Estates Co. Op. Housing Society, S. No. 229, Sasane Mala, Pune Solapur Road Hadapsar 411028
Loan No. : LPUNSTL0000051610 Loan Agreement Date: 06/07/2018
Loan Amount: Rs.25,00,00,000/- (Rupees Twenty Five Lakhs Only)
NPA DATE: 04/08/2025 Demand Notice Date:- 14-08-2025
Amount Due In Rs.32,95,128.83/- (Rupees Thirty Two Lakhs Ninety Five Thousand One Hundred Twenty Eight and Eighty Three Paise Only) With further interest from the date of Demand Notice 14-08-2025
- SCHEDULE OF THE PROPERTY:-** All The Part And Parcel Bearing Flat No. B-5 Area Admeasuring About 560.00 Sq. Fts. On First Floor, In The Building Known As "Torna Kamdhenu Estates Co-Operative Housing Society Ltd.", Constructed On The Land Bearing No. S. No. 229 Hissa No. 4a To 4f, 6f, 11b/1, 11b/11C Situated At Village Hadapsar, Taluka Haveli District Pune Within The Limits Of District Registration And Stamps Sub Registrar Pune, District Pune.
- 2. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-**
ANIL VITTHAL SALUNKHE (BORROWER) & REKHA ANIL SALUNKHE (CO-BORROWER) **Res Address:** Sr. No. 027/20/4, Munjaba Wasti, Dhanori, Taluka – Haveli, District – Pune, Pin-411 015.
Loan No. : LPUNSTL0000021764 Loan Agreement Date: 31/01/2017
Loan Amount: Rs.10,26,964.00/- (Rupees Ten Lakhs Twenty Six Thousand Nine Hundred And Sixty Four Only)
NPA DATE: 04/08/2025 Demand Notice Date:- 14-08-2025
Amount Due In Rs.-/- Rs.9,73,378.00/- (Rupees Nine Lakhs Seventy Three Thousand Three Hundred and Seventy Eight Only) With further interest from the date of Demand Notice 14-08-2025
- SCHEDULE OF THE PROPERTY:-** All The Part And Parcel Bearing Flat No. 17 Area Admeasuring About 421.00 Sq. Fts., i.e. 39.12 Sq. Mtrs., On Third Floor, In Phase II, Building A2, Known As Bhagwan Gautam Bhuddha Magawagrya Co-Operative Housing Society Ltd., Constructed On The Land Bearing S. No. 5 Hissa No.1/2, S. No.5, Hissa No. 5/1/1/1, S. No.5, Hissa No.5/1/2/1, S. No.5, Hissa No.5/1/1/1/1/2, S. No.5, Hissa No.5/1/1/1/1/2, S. No.5, Hissa No.5/1/1/1/1/2, S. No.5 And Hissa No.5/1/1/1/1/6 Situated At Kondhava Budruk, Taluka Haveli, District Pune Within The Local Limits Of Pune Municipal Corporation And Within The Limits Of District Registration And Stamps Sub Registrar Pune, District Pune.
- 3. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-**
BHOOMI RAJAN LAHERU (BORROWER) & NARESHBHAI CHANDULAL LAHERU (CO-BORROWER) & RAJAN NARESH LAHERU (CO-BORROWER) & SURYAKANT VILAS NIGADE (GUARANTOR)
Res Address: Flat No. 305, B-Wing, Balaji Paradies, Mahadev Nagar, Near Dhayreswar Mandir, Dhayari, Nahre (N.V.), Pune – 411 041. And B/12, Near Railway Station, Paneli Moti, Rajkot, Gujarat – 360 480. And Ap. Peth, Taluka – Purandard, Galunche, Nira R. S. Pune- 412 102
LAN. No. : L0030STHL00000531865 Loan Agreement Date: 30/11/2023
Loan Amount: Rs.18,30,000.00/- (Rupees Eighteen Lakhs And Thirty Thousand Only)
NPA Date: 04/08/2025 Demand Notice Date:- 14-08-2025
Amount Due In Rs.-/- Rs.18,93,109.45/- (Rupees Eighteen Lakhs Ninety Three Thousand One Hundred Nine and Forty Five Paise Only) With further interest from the date of Demand Notice 14-08-2025
- SCHEDULE OF THE PROPERTY:-** All The Part And Parcel Bearing Flat No. 17 Area Admeasuring About 421.00 Sq. Fts., i.e. 39.12 Sq. Mtrs., On Third Floor, In Phase II, Building A2, Known As Bhagwan Gautam Bhuddha Magawagrya Co-Operative Housing Society Ltd., Constructed On The Land Bearing S. No. 5 Hissa No.1/2, S. No.5, Hissa No. 5/1/1/1, S. No.5, Hissa No.5/1/2/1, S. No.5, Hissa No.5/1/1/1/1/2, S. No.5, Hissa No.5/1/1/1/1/2, S. No.5 And Hissa No.5/1/1/1/1/6 Situated At Kondhava Budruk, Taluka Haveli, District Pune Within The Local Limits Of Pune Municipal Corporation And Within The Limits Of District Registration And Stamps Sub Registrar Pune, District Pune.
- 4. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-**
MOHINI AMANTULLA SHAIKH (BORROWER) & ASMA SHAIKH (CO-BORROWER) **Res Address:** Nawazish Park Lane-C, Room No-10, Milha Nagar Lane No-C 10, Survey No.48,Near Quba Masjid Kondhwa Khurd Pune 411048.
LAN. No. : LPUNSTH0000058551 Loan Agreement Date: 25/09/2018
Loan Amount: Rs.8,00,000/- (Rupees Eight Lakh Only)
NPA Date: 04/08/2025 Demand Notice Date:- 14-08-2025
Amount Due In Rs.79,211.79/- (Rupees Eight Lakh Seventy Nine Thousand Two Hundred Eleven And Seventy Nine Paise Only) With further interest from the date of Demand Notice 14-08-2025
- SCHEDULE OF THE PROPERTY:-** All The Part And Parcel Bearing Flat No.105 Area Admeasuring 29.73 Sq Mtr I.E. 320 Sq Ft (Built Up) On 1st Floor In The Building Known As "Basera Apartment" Constructed On Land Bearing Survey No.52 Hissa No.2/2 And Survey No.52 6/3, Situated At Kondhwa Khurd Tal Haveli Dist Pune.
- 5. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-**
PRIYA SIDDHARTH GAIKWAD (BORROWER) & NILESH MAHADEO CHAVAT (CO-BORROWER)
Res Address: Sr.No-239, Navi Khadi Airport Road, Near-Pune Cantoment Bank Navi Khadi Yerawada Pune 411006.
LAN. No. : LPUNSTH0000048806 Loan Agreement Date:04/06/2018
Loan Amount: Rs.15,22,000/- (Rupees Fifteen Lakh Twenty Two Thousand Only)
NPA Date: 04/08/2025 Demand Notice Date:- 14-08-2025
Amount Due In Rs.11,17,849.04/- (Rupees Eleven Lakh Seventeen Thousand Eight Hundred Forty Nine And Four Paise Only) With further interest from the date of Demand Notice 14-08-2025
- Schedule Of The Property:-** All The Part And Parcel Bearing Flat No. 401 Admeasuring 43.12 Sq. Mts. I.E. 464 Sq. Ft., On The Fourth Floor, In Building No. 21 (Wing "F"), In Building "A-Type", In The Project Known As "Balaji Nisarg", Constructed On Land Bearing Gat No.48, Situated At Village Shirsavadi (Murkutenagar), Taluka-Haveli, District- Pune.
- 6. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-**
SAMRUDDHI CLASSES AND HERBALS (BORROWER) & TRUPTI SAMIER NAIK (CO-BORROWER) & SHUBHANGI ARVIND PANDE (CO-BORROWER) & DIPU DASHARATH PATIL (GUARANTOR) **Res Address:** Plot No.18, Rajarampur, Gali No. 14, Govindnagar Koreganekar Housing Society Ltd. (Guarantor) Municipal Corporation, Tal- Karveer, Dist. Kolhapur – 416 008. And Flat No. 3, Ward – B, Chandrakant Apartment, Gajanan Maharaj Nagar, Near Ladies Hostel, Mangalwar Peth, Tal- Karveer, Kolhapur 416 012. And 16/1231, Gokul Chauk, Ichalkaranji, Shirsashtra Yuvak Mandal, Tal- Hatkanangle, Dist-Kolhapur, Pin - 416 015.
LAN. No. : LKPLSTL0000096653 Loan Agreement Date: 10/03/2023
Loan Amount: Rs.15,58,000.00/- (Rupees Fifteen Lakhs And Fifty Eight Thousand Only)
NPA DATE: 14/08/2025 Demand Notice Date:- 28-08-2025
Amount Due In Rs.26,54,385.78/- (Rupees Twenty Six Lakhs Fifty Four Thousand Three Hundred Eighty Five and Seventy Eight Paise Only) and Rs.5,68,291.37/- (Rupees Five Lakhs Sixty Eight Thousand Two Hundred Ninety One and Thirty Seven Paise Only) i.e. aggregating total of Rs.32,22,677.15/- (Rupees Thirty Two Lakhs Twenty Two Thousand Six Hundred Seventy Seven and Fifteen Paise Only) With further interest from the date of Demand Notice 28-08-2025
- SCHEDULE OF THE PROPERTY:-** All The Part And Parcel Bearing Flat No. 505 Admeasuring Area About 46.99 Sq.Mtrs, Having Carpet Area Along With Dry Balcony Area Admeasuring About 1.85 Sq.Mtrs., + Adjacent Terrace Area Admeasuring About 3.38 Sq. Mtrs., Situated On 5th Floor In The Building Known As "Wing A", Along With One Open Car Parking Space On Ground Floor In The Grounded And Styled As "Twin Towers" Constructed On The Land Area Admeasuring About 00 Hec. 38.398 Aar Out Of The Land Bearing S. No. 165/1a Totally Area Admeasuring About 00 Hec. 61 Aar + Land Area Admeasuring About 00 Hec. 41 Aar Out Of The Land Bearing S. No. 165/1b Totally Area Admeasuring About 00 Hec. 61 Aar Situated At Village Manji Budruk, Taluka- Haveli And District- Pune Within The Jurisdiction Of District Sub-Registrar Of Registration And Stamps Taluka Haveli, District Pune.

You the above Borrower/s are therefore called upon to make payment of the outstanding dues as mentioned herein-above within 60 days of this Notice failing which the undersigned shall be constrained to take action under the SARFAESI Act to enforce the above mentioned securities. Please note that as per Section 13(13) of the said Act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

**Place: PUNE
Date: 05.09.2025**

**Sd/- Authorized Officer
FOR Nido Home Finance Limited
(formerly known as Edelweiss Housing Finance Limited)**



RBL BANK
 Registered Office: 1st Lane, Shahupuri, Kolhapur- 416001.
 Branch Office at: Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

**E-AUCTION SALE NOTICE
(UNDER SARFAESI ACT, 2002)**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as **"Property"**) to RBL Bank Ltd. (**"Secured Creditor/Bank"**), the **Actual Physical Possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis"** on 15/10/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property						
Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor					